

LINCOLN COUNTY, NV

2024-167573

\$290.50

RPTT:\$253.50 Rec:\$37.00 11/12/2024 12:21 PM

LANDMARK TITLE ASSURANCE AGENCY OFPGs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-270-19

R.P.T.T.: 253.50

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

Stephanie Minniear and Michael Minniear
3680 Oakridge Avenue
Pahrump, NV 89048

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Karen D. Ducker, As Personal Representative For the Estate Of John Daniel Kingery as Authorized under Probate Case P-24-121972-E

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Stephanie Minniear and Michael Minniear, Wife and Husband as joint tenants

all that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:

0 Pinyon Pine
Pioche, NV 89043

- SUBJECT TO:
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Estate Of John Daniel Kingery

By: *KD* *personal representative*

Karen D. Ducker, Personal Representative

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me on this 5 day of NOVEMBER, 2024,

by Karen D. Ducker, Personal Representative for the Estate Of John Daniel Kingery

[Signature]
Signature of notarial officer

My Commission Expires: 4.12.25



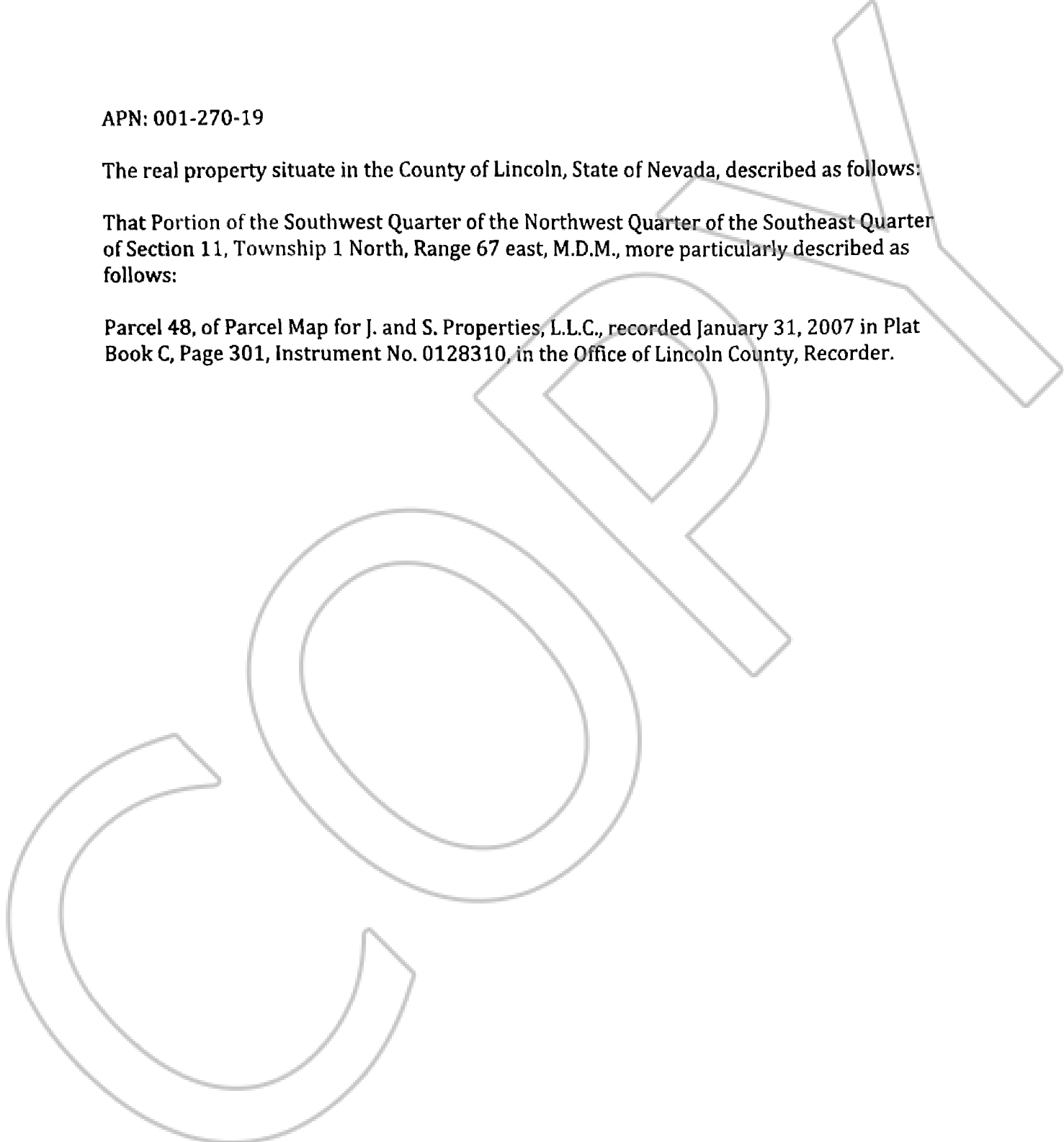
EXHIBIT A

APN: 001-270-19

The real property situate in the County of Lincoln, State of Nevada, described as follows:

That Portion of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 11, Township 1 North, Range 67 east, M.D.M., more particularly described as follows:

Parcel 48, of Parcel Map for J. and S. Properties, L.L.C., recorded January 31, 2007 in Plat Book C, Page 301, Instrument No. 0128310, in the Office of Lincoln County, Recorder.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-270-19
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$65,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$65,000.00
 d. Real Property Transfer Tax Due: \$253.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *[Signature]* Capacity: Grantor
 Signature _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Karen D. Ducker, Personal Representative
of The Estate Of John Daniel Kingery
 Address: 439 Summit Drive
 City: Henderson
 State: NV Zip: 89002

Print Name: Stephanie Minniear and Michael Minniear
 Address: 3860 Oakridge Avenue
 City: Pahrump
 State: NV Zip: 89048

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-7668-MW
 Address: 6785 West Russell Road, 201
 City: Las Vegas State: NV Zip: 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED